

UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF MASSACHUSETTS

_____)	
BLUE HILLS OFFICE PARK LLC,)	
Plaintiff/Defendant-in-Counterclaim)	
)	
v.)	Civil Action No. 05-CV-10506 (WGY)
)	
J.P. MORGAN CHASE BANK, as Trustee for)	
the Registered Holders of Credit Suisse First)	
Boston Mortgage Securities Corp., Commercial)	
Mortgage Pass-Through Certificates, Series 1999-C1)	
Defendant)	
)	
and CSFB 1999 – C1 ROYALL STREET, LLC)	
Defendant/Plaintiff-in-Counterclaim)	
)	
and)	
)	
WILLIAM LANGELIER and GERALD FINEBERG)	
Defendants-in-Counterclaim)	
_____)	

PLAINTIFF AND DEFENDANTS-IN-COUNTERCLAIM
NON-REBUTTAL WITNESSES

Blue Hill Office Park LLC, Gerald Fineberg and William Langelier (collectively “Blue Hills”) expect to call the following non-rebuttal witnesses:

<u>NAME AND ADDRESSES</u>	<u>PURPOSE OF TESTIMONY</u>
Gerald S. Fineberg Fineberg Management, Inc. One Washington Street Wellesley Hills, MA 02481	Fact
William J. Langelier The Langelier Company 2045 Jackson Street - Suite 500 San Francisco, CA 94109	Fact

<u>NAME AND ADDRESSES</u>	<u>PURPOSE OF TESTIMONY</u>
Kenneth Goldberg Bernkopf Goodman LLP 125 Summer Street Boston, MA 02110	Fact
Andrew Cohn Wilmer Cutler Pickering Hale & Dorr LLP 60 State Street Boston, MA 02109 United States of America	Fact
Joseph Donovan Fineberg Management, Inc. One Washington Street Wellesley, MA 02481	Fact
Joseph Polcari c/o Bruce E. Falby DLA Piper Rudnick Gray Cary LLP 33 Arch Street Boston, MA 02110 617-406-6020	Fact
Job Warshaw c/o Bruce E. Falby DLA Piper Rudnick Gray Cary LLP 33 Arch Street Boston, MA 02110 617-406-6020	Fact
Daniel Frank Fineberg Management, Inc. One Washington Street Wellesley Hills, MA 02481	Fact
Kenneth D. Gartrell, PhD CPA Managing Director LECG, LLC 350 Massachusetts Avenue Cambridge, MA 02139	Expert testimony

NAME AND ADDRESSES

PURPOSE OF TESTIMONY

David R. Andelman, Esq.
Lourie & Cutler, P.C.
60 State Street
Boston, MA 02109

Expert testimony

Richard A. Clarke
14 Douglass Green
Woburn, MA 01801

Expert testimony

Blue Hills reserves the right to call such additional witnesses as may be necessary for
impeachment, cross-examination and rebuttal.

BLUE HILLS OFFICE PARK LLC, WILLIAM
LANGELIER AND GERALD FINEBERG,
By their attorneys,

/s/ Meredith A. Swisher
Peter B. McGlynn, Esquire (BBO No. 333660)
Meredith A. Swisher, Esquire (BBO No. 646866)
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mswisher@bg-llp.com

Dated: September 12, 2006

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